



Z-08-12-005

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: December 8, 2008

GENERAL INFORMATION

APPLICANT	Mike Fox for Gennie Jeffries Graddick et al
HEARING TYPE	Zoning Commission
REQUEST	RM-18 (Residential-Multi Family) to CD-PDI (Conditional District-Planned Unit Development Infill)
CONDITIONS	Uses: Limited to 36 multi-family units
LOCATION	Northwest corner of Granite Street and Sherwood street
PARCEL ID NUMBER (S)	Multiple
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 140 notices were mailed to those property owners in the mailing area.
TRACT SIZE	1.70 acres
TOPOGRAPHY	Slopes to the west
VEGETATION	Residential landscaping and natural vegetation

SITE DATA

Existing Use		Single-Family dwellings
	Adjacent Zoning	Adjacent Land Uses
N	RM-18 (Residential- Multi Family)	Multi-Family dwelling units
E	RM-18 (Residential- Multi Family) and CD-RM-26 (Residential- Multi Family)	Multi-Family dwelling units and 2 single-family units
W	RM-18 (Residential- Multi Family)	Multi-Family dwelling units
S	RM-18 (Residential- Multi Family) CD-RM-26 (Residential- Multi Family)	Multi-Family dwelling units

Zoning History

Case #**Date****Request Summary**

These properties have been zoned RM-18 since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), they were zoned RES 18.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District
Designation:

Existing
(RM-18)

Requested
(CD-PDI)

Max. Density: 18 dwelling units/acre

N/A

Typical Uses Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.

Primarily intended to accommodate residential, commercial, office, and neighborhood business uses developed on small tracts of land as infill development within currently built up areas in accordance with a Unified Development Plan

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed N/A, Site drains to North Buffalo Creek

Floodplains Site is not in a regulated floodplain. City ordinance requires on all perennial and intermittent streams a non encroachment area on each side of the stream (30' or 5 times the width of the channel) measured from centerline of the stream. 100 yr base flood elevation must be obtained.

Streams Blue line streams and any other perennial streams require a 50' buffer measured from (whichever produces a greater buffer) top of bank, top of steep slope or edge of contiguous wetland. The first 15' must remain undisturbed, next 35' built upon area of 50% and no occupied structures are allowed.

Other: Possibility of wetlands. Any wetland disturbance and or stream crossing disturbance must be permitted by the State and the Corps of Engineers prior

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Exempt AND Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
East	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
West	Type C Yard – avg. width 20'; 2 canopy trees per 100'; 3 understory trees per 100'; 17 shrubs per 100' AND Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
1.7 Ac.	All trees 4" or greater DBH which are located within the required planting yards

Transportation

Street Classification	Sherwood Street – Local Street, Granite Street – Local Street.
Site Access	All access(s) must be designed and constructed to the City of Greensboro Standards.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development.
Transit in Vicinity	Yes, route 1, Wendover Avenue.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **CD-PDI** (Conditional District-Planned Unit Development Infill) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Residential**. The requested **CD-PDI** zoning district is consistent with this GFLUM designation as the requested residential development is in close proximity to commercial development on Spring Garden Street, with clear pedestrian and vehicular connections.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments**Planning**

Within $\frac{3}{4}$ of a mile from the subject site are 2 collegiate institutions; namely, North Carolina Agricultural and Technical State University and the Bennett College for Women. It is the intent of the applicant to construct multi-family dwellings, retail and office units to help provide much needed student housing and related facilities in this vicinity.

Staff believes that the application of the planned unit development requirements to this property will encourage innovative arrangement of buildings and open space. The subject site is about $\frac{1}{2}$ a mile from the UNCG campus. This request is not contradictory to the intent and purpose of the zoning code in the sense that it will help provide much needed accommodation for students at a convenient location which is within a "walkable" distance from campus and other college related facilities. Staff believes that

the application of the planned unit development requirements to this property will encourage innovative arrangement of buildings and open space to provide efficient, attractive, flexible, and environmentally sensitive design as well as a development functioning as a cohesive, unified project.

This proposed project will bring a diverse mix of uses, housing types, and densities in the general university area without impacting the overall mix of uses. It will also help meet the needs of present and future Greensboro citizens and students alike for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the GFLUM (Generalized Future Land Use Map). Staff is also of the opinion that the request is compatible with the existing development trends in the surrounding area.

Water Resources - No additional comments
No additional comments

Housing and Community Development

This area has recently experienced significant private development of apartments marketed to the growing population of university students. Pressure for such development is unlikely to abate in the near term. This proposal would involve the demolition of six existing single family homes. At least three of these homes have been divided into multiple apartment units, and at least one other home is currently in rental occupancy. This proposal appears to be a consistent with the general development trend in the area. Applicant is strongly encouraged to discuss this proposal with representatives of the Brice Street / College Park Neighborhood.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **CD-PDI** (Conditional District-Planned Unit Development Infill) zoning district.